



**CITY OF MADISON
ZONING BOARD OF APPEALS
VARIANCE APPLICATION**

\$500 Filing Fee

Type or legibly print using blue or black ink.

Address of Subject Property: 2314 KEYES AVE, MADISON WI 53711

Name of Owner: JAMES HAYGOOD

Address of Owner (if different than above): 716 EDGEWOOD AVE MADISON
WI, 53711

Daytime Phone: 608 658 5929 Evening Phone: _____

Email Address: HAYGOODJM10@HOTMAIL.COM

Name of Applicant (Owner's Representative): JULIA WEBSTER - BOURIL DESIGN

Address of Applicant: 579 D'ONOFRO DR, SUITE 16, MADISON
WI 53719

Daytime Phone: 608 833 3400 Evening Phone: 540 836 4246

Email Address: JULIA W@BOURILDESIGN.COM

Description of Requested Variance:

A REDUCTION TO THE STREET SETBACK IN THE REAR
YARD FOR AN ACCESSORY BUILDING. SEEKING A SETBACK
OF NO LESS THAN THREE FEET FROM THE REAR PROPERTY
LINE.

See reverse side for more instructions.

FOR OFFICE USE ONLY

Amount Paid:) \$\$
Receipt: _____
Filing Date: ' # % # & \$ & *
Received By: Ncb]b[ghUZ
Parcel Number: 070921418046
Zoning District: TR-C2
Alder District: #13

Hearing Date: 04/16/2026
Published Date: 04/9/2026
Appeal Number: LNDVAR-2026-00003
GQ: _____
Code Section(s): 28.131 (1)(d)

Standards for Variance

The Zoning Board of Appeals will only grant a variance if it finds that your proposal meets the following standards. Please explain how your variance request meets these standards.

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district.

THIS PROPERTY HAS AN UNUSUALLY LARGE DISTANCE BETWEEN THE SIDEWALK AND PROPERTY LINE DUE TO A FORMER RAIL CORRIDOR, ALONG WITH AN IRREGULAR LOT SHAPE, CREATING CONSTRAINTS NOT TYPICAL OF THE BLOCK.

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

THE PROPOSAL MAINTAINS PEDESTRIAN SAFETY AND SIGHTLINES WHILE THE LARGE UNDEVELOPED AREA ACCOMPLISHES THE LOOK OF A PROPER STREET SETBACK.

3. For an area (setbacks, etc.) variance, compliance with the strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

STRICT COMPLIANCE WOULD REQUIRE AN EXCESSIVELY LONG DRIVEWAY AND REDUCE USABLE BACKYARD SPACE WITHOUT PROVIDING PRACTICAL BENEFIT.

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has a present interest in the property.

THE HARDSHIP IS DUE TO THE EXISTING RIGHT-OF-WAY, SIDEWALK PLACEMENT, AND LOT CONFIGURATION, NOT BY ANY ACTION OF THE CURRENT OWNER.

5. The proposed variance shall not create substantial detriment to adjacent property.

THE POTENTIAL IMPACT OF DRAINAGE AT THE AREA OF WORK WAS REVIEWED BY CITY ENGINEERING. THE SOUTHERN NEIGHBORS HAVE A SIMILAR EXISTING VARIANCE. THE PROPOSAL SOLVES A LONG STANDING POINT OF CONFLICT IN THE NEIGHBORHOOD.

6. The proposed variance shall be compatible with the character of the immediate neighborhood.

THE GARAGE IS CONSISTANT IN SCALE AND PLACEMENT WITH OTHER DETACHED GARAGES IN THE NEIGHBORHOOD, INCLUDING THOSE WITH SIMILAR RELIEF.


Application Requirements

The Zoning Board of Appeals may refer or deny applicants with incomplete applications. Note, the maximum printed size for drawings is 11” x 17.” Please provide the following information:

<input type="checkbox"/>	Pre-application meeting with staff. Before you submit this application, meet with the Zoning Administrator. Together, you will discuss your proposed project and submission material. Contact Zoning at least one week prior to the application submission deadline to schedule the meeting. Your application will not be accepted unless a pre-application meeting has been held.
<input type="checkbox"/>	Site plan , drawn to scale. We recommend a registered survey, but it is not required. On the plan, show the following: <ul style="list-style-type: none"> <input type="checkbox"/> Lot lines. <input type="checkbox"/> Existing and proposed structures. Include dimensions and setback distances to all property lines. <input type="checkbox"/> Approximate location of structures on properties next to variance. <input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features. <input type="checkbox"/> Scale (1” = 20’ or 1’ = 30’ preferred). <input type="checkbox"/> North arrow.
<input type="checkbox"/>	Elevations from all directions showing existing and proposed. Show the existing structure and proposed addition(s).
<input type="checkbox"/>	Interior floor plan of existing and proposed structure , if required. Most additions and expansions will require floor plans.
<input type="checkbox"/>	Front yard variance requests. Show the front yard setback of all other properties on the same block face.
<input type="checkbox"/>	Lakefront setback variance requests. Provide a survey prepared by a registered land surveyor. The survey must show existing setbacks of buildings on adjacent lots.
<input type="checkbox"/>	Variance requests involving slope, grade, or trees. Show: <ul style="list-style-type: none"> <input type="checkbox"/> Approximate location and amount of slope. <input type="checkbox"/> Direction of drainage. <input type="checkbox"/> Location, species and size of trees.
<input type="checkbox"/>	Email digital copies of all plans and drawings to: zoning@cityofmadison.com.
<input type="checkbox"/>	Pay \$500 filing fee on or before submission deadline. Payment may be made in person by appointment at the Zoning counter, by mail to City of Madison Building Inspection, P. O. Box 2984, Madison WI 53701-2984, or placed in the drop box at the Doty Street entrance to the Madison Municipal Building 215 Martin Luther King Jr. Blvd. When mailing or using the drop box, please include a note that payment is for a variance application, state the subject property address and provide your contact information.
<input checked="" type="checkbox"/>	CHECK HERE. I understand that as part of my variance request, City of Madison staff will need access to my property. Staff will take photographs and do a pre-hearing inspection of the property. I give City Staff permission to enter my property, inspect the property, and take photographs.
<input checked="" type="checkbox"/>	CHECK HERE. I acknowledge that any statements implied as fact require evidence.



CHECK HERE. City of Madison staff has given me a copy of the standards that the Zoning Board of Appeals will use to review variance applications.

Owner's Signature:  Date: 3/19/2026

----- (For Office Use Only) -----

DECISION

The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ **(does) (does not)** meet all the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.

The Zoning Board of Appeals: Approved Denied Conditionally Approved

Zoning Board of Appeals Chair: _____ Date: _____

Notice of Public Hearing Signs

The City of Madison zoning ordinance requires applicants to post signs for public hearings of the Board of Zoning Appeals (ZBA) on the properties requesting a variance or appeal.

Sign Pickup

- Signs must be picked up at the Building Inspection Zoning Counter, which is open by appointment only. Schedule an appointment at: <https://www.cityofmadison.com/dpced/bi/schedule-a-counter-appointment/3423/>. The Zoning Counter is located in the Madison Municipal Building at 215 Martin Luther King, Jr. Blvd., Ste. 017, Madison, WI 53701.
- Signs will include a short description of the request, the address of the property subject to the hearing, applicant name, phone number, and email, and the date and time of the ZBA hearing. You may receive phone calls or emails regarding your request from people who see the signs.

Sign Posting

- Signs must be posted at least 21 days prior to the ZBA meeting date.
- Signs must be on the property which is the subject of the public hearing.
- If the property has frontage on more than street, a sign shall be placed facing each street.
- Signs must be posted on private property. Signs may not be in the City right-of-way, public terrace, on a public tree or on a street sign. It is recommended that the signs be placed not more than five feet behind the property line.
- Signs and the information on the signs must face the street so that they are visible to pedestrians and vehicles from the street and the public walkway.
- When there is no front yard to post signs, you may post signs on the outside of the building, in a ground floor window or glass door. Signs should not be displayed more than six feet above the ground or sidewalk. The intent is for signs to be visible to the public.
- Signs shall not be posted in a location that would obstruct the views of any traffic or entrances or exits to the property.
- Signs must be removed no more than seven days after the hearing.

If you have any questions, please call our office at 608-266-4551.



TRAFFIC ENGINEERING AND PARKING DIVISIONS

Madison Municipal Building, Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
Phone: (608) 266-4761
Fax: (608) 267-1158
www.cityofmadison.com

REQUEST FOR REDUCTION OF THE VISION CLEARANCE TRIANGLES

Site Address: 2314 Keyes Ave, Madison WI 53711

Application Date: 3/24/2026

Contact Person: Julia Webster – Bouril Design

Telephone: 608-833-3400 **Email:** juliaw@bourildesign.com

Property Owner: James Haygood

Address: 716 Edgewood Ave Madison WI 53711

Reason for Reduction:

The current distance from the public sidewalk to the property line is 15'. This is due to the atypical history of Commonwealth Ave previously being a rail-line. This burdens the property owner with an extra large undeveloped area. Locating the vision clearance triangles at the property line would force a proposed detached garage to be deeper into the property than is common. The proposed detached garage, at 3.5' from the property line, would give a distance of 18.5' from the public sidewalk preserving pedestrian safety.



Application Approved (see attached diagram for reduced Vision Clearance Triangle)



Application Denied

Reviewer: Jim Mally

Date: 3/25/26

Include for Plan for Review Showing:

- Vision Clearance Triangle as described in MGO 27.05(2)(bb) – 25’ at the corner and 10’ at all driveways.
- Dimensions
- Public Right-of-Way adjacent infringement
- Any existing traffic control at the intersection for corners (Stop Sign, Yields, Signals)
- Posted Speed limits
- Traffic Volumes

MGO 27.05(2)(bb)

Figure 27-1: Vision Clearance Triangles for Street and Driveway

